

BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 17-18 Activity Number: T17SA00348 Date Accepted: 8/22/17PROPERTY LOCATION INFORMATIONProperty Address: 2710 E. 7TH STProject Description: GARAGE ADDITIONZoning: R1 Property Size (sqft): 6750Number of Existing Buildings: 2 Number of Stories: 1 Height: 10 + 12 FTLegal Description: FAIRMONT LOT 6 BLK 28Pima County Tax Parcel Number/s: 125.07.4530APPLICANT INFORMATION (The person processing the application and designated to receive notices):APPLICANT: KIM CROOKSADDRESS: 2710 E. 7TH ST.PHONE: (520) 349.8938 FAX: () ⓪ EMAIL: KIMKCROOKS@GMAIL.COMPROPERTY OWNER (If ownership in escrow, please note): KIMBERLY CROOKSADDRESS: 2710 E. 7TH STPHONE: (520) 349.8938 FAX: () ⓪ EMAIL: KIMKCROOKS@GMAIL.COM

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
☐ New addition to existing building
☐ Existing building needs permits
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
☒ New building on developed land
☐ Modification to wall/fence height
☐ Other _____

Related Permitted Activity Number(s): T17CM04537

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Kim Crooks
SIGNATURE OF OWNER/APPLICANT

Aug 18, 2017
Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

This proposed project is to build a 2-car detached garage plus storage in the rear southwest corner of my residence located at 2710 E. 7th St, for the purpose of securing and protecting my car from the elements and vandalism. The 25'8" ft. x 24 ft. structure will have one garage door opening onto the alley. The height will not exceed 12 ft. The 616-sq. ft. garage will have a 118-sq. ft. porch with a decorative door opening to the north onto the patio. The exterior will be consistent with the main house and guesthouse build in 1927. The interior of the garage will be insulated, dry walled and painted.

The existing carport and wall will be demolished and the new garage will be built in the same location.

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APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

I am requesting a variance for a reduced setback of 1'2" to the west of lot line and a 4'2" set back from the south lot line and a variance to exceed the 50% gross floor area.

There is currently a detached guesthouse located on the southeast corner that is close to the lot line

Main house 1262 sq. ft.

Proposed Garage 616 sq.ft.

Detached guesthouse 376 sq.ft.

Total for out buildings 992 sq.ft.

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BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

This property was developed in the late 1920's on a narrow, 50 feet wide lot. It would be impossible to place the garage in the front of the house because it sits 4 feet above street level and has a retaining wall. The only suitable location to build would be in the southwest section of the lot, within one foot of the lot line to the west and 4 feet to the south. I am seeking the same enjoyment many property owners in the area enjoy, a detached garage at the back of my property.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

This property was developed in 1927, the original garage was located on the east side of the property with the ingress and egress from the alley to the south. The lot does not have any other area available for the proposed garage.

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

A review of properties in this neighborhood (Sam Hughes) show that the variance proposed for this project coincide with many that have been granted to other home owners in this area. Setbacks as well as gfa are well within the model of the surrounding existing structures.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

This property is a rectangular lot with 6750 sq. ft. The width of the lot is 50'. The lot is 4' above street level in the front and has a retaining wall. The location at the back of the lot is the only suitable place for the garage.

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BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

There are no know encumbrances to any properties due to this proposed variance.

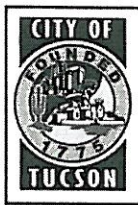
6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

With the proposed plan, the concerns of surrounding properties have been studied and considered. The height, setbacks and gfa proposed reflect the desire to maintain the least amount of impact on adjacent properties.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

The variance being requested will have the minimum effect possible to the R-1 zoning which requires 6ft. minimum side set back and 50% limit of sq. ft. of out buildings to house sq. ft. The proposed garage will replace the existing carport and will be in line with the garage adjacent to the property to the west.

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CDRC TRANSMITTAL

FROM: Andrew Connor, Planner

PROJECT: T17CM04537

TRANSMITTAL: June 12, 2017

COMMENTS: The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-1 zone (UDC 4.7.9). Multi-family residential is a permitted use in this zone (Table 4.8-2).). See Use Specific Standards 4.9.7.B.6, .9 & .10.

The minimum setback is the greater of ten (6) feet, or three-fourth (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A).

The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement.

The applicant is proposing a 12' tall detached garage with a GFA of 616 sq. ft. an existing structure has a GFA of 376 sq. ft. (Applicant received a variance for setbacks activity # unknown at this time) for total of 992 sq. ft. The primary structure is 1262 sq. ft. The proposed setbacks the West is 1' 2" and 4' 2' to the South.

BoA
Req
6-12-17

July 4, 2017

Kim Crooks
2710 E. 7th St.
Tucson, AZ 85716

Re: Application for Variance

Project # T17CM04537

Legal: Fairmount Lot 6 Block 28-04032 TRS 14-14E-08 Zoning R-1

Dear Neighbors and Property Owners,

I am the owner of the above property. I have filed an application with the City of Tucson for a variance from certain provisions of the City of Tucson Zoning Ordinance. This notice is being sent to you as a property owner within 300 feet of my address.

I am requesting a variance to build a 2-car detached garage with storage at the southwest corner of my property where the current one car carport now stands.

Variance request includes:

1. Rear and side setbacks being proposed from 6 foot (current zoning) to 4' 2" on the south and 1' 2" on the west.
2. Square footage ratio for all detached structures to existing home. The primary structure is 1262 sq. ft. The current guesthouse (376 sq. ft.) and the proposed garage (616 sq. ft.) combined exceed the allowed square footage ratio to my home.

I will be holding neighborhood meeting for you to be able to review plans and a site visit.

**July 30, 2017
6:30 – 8:00 PM
2710 E. 7th St.**

For anyone with questions, concerns or comments regarding this proposed project, I may be reached at 520-349-8938 or kimkcrooks@gmail.com.

In accordance with the provisions of the City of Tucson Zoning Ordinance, you are hereby notified of the filing for a Variance application with the City of Tucson Board of Adjustments staff for processing, in which the City of Tucson will send an official notice with date, time and place of the Board of Adjustment public hearing.

Thank you,

Kim Crooks

Kim Crooks
2710 E. 7th St.
Tucson, AZ 85716

Neighborhood Meeting Summary for July 30, 2017
RE: Variance to Build a 2-car garage at 2710 E. 7th St.

I had 4 emails and 3 attendees responding to the Variance letter sent July 6, 2017.
Full sets of plans were available for people to review and the foot print of the garage marked out at the rear of my property. All neighbors that attended or emailed agree that it is a good idea to have a place to park my car, keeping it out of the elements and to avoid vandalism. They liked the idea that it was not just a box but has a small porch with a decorative door and window facing my patio.
No objections were received.

Those responding through email Include:
Eric Witkam, 2705 E. 7th St.
Mary Giltner, 2640 E. 7th St.
Charlotte Mullis, 29 Fairway Hts, Anniston AZ
Tyler Meier, 323 N. Sawtelle

VARIANCE MEETING

FOR:

Kim Crooks
2710 E. 7th St.
Tucson, AZ 85716

JULY 30, 2017

6:30-8:00 PM

Name	Address
1. <i>John S. Smith</i>	<i>2310 E 4th ST</i>
2. <i>Susan Peters</i>	<i>2645 E 7th ST</i>
3. <i>Donald W. Peters</i>	<i>2645 E. 7th ST.</i>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____

To: Board of Adjustment

From: Kim Crooks
2710 E. 7th. St.
Tucson, Az 85716

Subject: Certification of Mail out for 2710 E. 7th St., Tucson, AZ 85716

I, Kim Crooks, certify that on July 6, 2017, mailed notice of the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on the attached mailing label list.

Signature: Kim Crooks Date: July 6, 2017

Attachments: Copy of mailing label list and postage receipt from post office

Book-Map-Parcel: 125-07-4530	Oblique Image	Tax Year: 2018	Tax Area: 0150
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Property Address:			
Street No	Street Direction	Street Name	Location
2710	E	7TH ST	Tucson

Taxpayer Information:	Property Description:
CROOKS KIMBERLY KAY 2710 E 7TH ST TUCSON AZ 85716- 4706	FAIRMOUNT LOT 6 BLK 28 HISTORIC PROPERTY (potential additional tax) per ARS 42-12104(A)

Valuation Data:					
Valuation Year	Legal Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2017	Historic/Entprs (6)	5.0	\$265,034	\$226,895	\$11,345
2018	Historic/Entprs (6)	5.0	\$272,416	\$238,240	\$11,912

Property Information:	
Section:	8
Town:	14.0
Range:	14.0E
Map & Plat:	4/32
Block:	028
Tract:	
Rule B District:	2
Land Measure:	6750.00F
Group Code:	
Census Tract:	1900
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)
File Id:	1
Date of Last Change:	2/20/2015

Residential Characteristics:			
Property Appraiser: Gwenn Stewart		Phone: 520-724-4394	
Appraisal Date:	3/30/2012	Property Type:	Single Family Residence
Processed:	3/30/2012	Area ID:	Ed 13-050050-01-3
Building Class:	3	Physical Condition:	Fair
Total Livable Area:	1,262	Garage Type:	None
Effective Construction Year:	1932	Garage Capacity:	0
Stories:	1.0	Patio Type:	None
Rooms:	5	Patio Number:	0
Quality:	Good	Pool Area:	0
Exterior Walls:	8in Stucco	Valuation Type:	00
Roof Type:	Prepared Roll	Total Main:	\$284,656
Heating:	Forced	Total Control:	\$284,656
Cooling:	Refrigeration	Total Actual:	\$272,416
Bath Fixtures:	3	FCV Adjustment Factor:	1.000
Enhancement:	\$0	Last Action:	0129

Secondary Livable Area:			
Building:	1	Roof Type:	Prepared Roll
Class:	3	Heating:	Forced
Quality:	Good	Cooling:	Refrigeration
Sqft:	376	Parking:	0
Year:	2006	Patio:	Covered
Stories:	1.0	Actual Value:	\$43,886
Walls:	8in Stucco		

Valuation Area:	
Condo Market:	60
DOR Market:	10
MFR Neighborhood:	SC_PETER_HOWELL
SFR Neighborhood:	05005001
SFR District:	13

Sales Information:					
Affidavit of Fee	Parcel	Sale	Property	Time Adjusted	

No.	Count	Date	Type	Sale	Sale	Cash	Validation
20031371046	1	07/2003	Single Family	\$280,000	\$280,000	N	W1 SKD DEED: Joint Tenancy Deed

Supervisor District:

(5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20061530427	12864	1365	8/9/2006	AFFIDAVIT TERM JT TENANCY
20061530428	12864	1367	8/9/2006	BENEFICIARY DEED
20031371046	12094	5922	7/17/2003	JOINT TENANCY DEED
97050968	10517	779	4/4/1997	
0	10513	3431	3/31/1997	

Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2015	\$210,000		
2013	\$187,000		
2012	\$187,000		
2010	\$184,252		

Parcel Note: Click to see/expand 9 note(s)

Plat Map

Borrower/Client	Kimberly K Crooks				
Property Address	2710 E 7th St				
City	Tucson	County	Pima	State	AZ
Lender	MB Financial Bank		Zip Code	85716	

